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ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0022

HLC DATE:

June 28, 2010

July 26, 2010

December 13, 2010

PC DATE:

February 22, 2011

APPLICANTS: Albert Percival, III and Kevin "Chuck" Hughes, owners

HISTORIC NAME: Bones-Stokes House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1107 W. 9th Street

ZONING FROM: SF-3-NP to SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff cannot recommend the proposed zoning change from family residence – neighborhood plan (SF-3-NP) combining district to family residence – historic landmark – neighborhood plan (SF-3-H-NP) combining district zoning because of recent significant modifications to the front of the house. The house is in the proposed Castle Hill Local Historic District.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Staff cannot recommend this house for designation as a historic landmark because the architectural character of the house changed substantially in the last year. The house had a projecting canted bay on the right side of the façade, which staff believes was original to the house in form, despite depictions on historical Sanborn Fire Insurance Company maps. The canted bay was pushed forward several feet in a 1962 remodeling of the house, but still retained its essential form, if not location. In 2010, the owners replaced the canted bay with a boxed picture window, which, while sensitively designed, has compromised the historic appearance of the house to the extent that staff cannot recommend the house for individual designation as it no longer retains sufficient integrity of materials and design to convey its historic appearance.

HISTORIC LANDMARK COMMISSION ACTION: June 28, 2010: Postponed the case to July 26, 2010 at staff's request so that the applicants could meet with the Certificate of Appropriateness Committee for discussion of the new window on the façade of the house. July 26, 2010: Recommended denial of the proposed zoning change from SF-3-NP to SF-3-H-NP due to the recent installation of the front window which has compromised the historic appearance of the house. Vote: 6-0 (Kleon absent). NOTE: The applicants were not present at the July 26, 2010 hearing and request a re-hearing of their application. December 13, 2010: The Commission's action on July 26, 2010 to recommend denial of the proposed zoning change was not rescinded. The motion to rescind failed on a vote of 2-4 (Limbacher, Hansen, Kleon and Meyers opposed; Rosato absent).

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PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One-and-a-half story wing-and-gable plan hipped-roof frame transitional cottage with hipped dormers and a partial-width inset wraparound porch on square wood posts with minimal plain brackets. Fenestration consists of 1:1 wood units in single and paired units. The house has a ca. 2010 boxed multi-light picture window on the right side of the façade, which replaced a canted bay with three 1:1 wood windows.

Historical Associations:

This ca. 1909 house sits on property which was originally part of the Raymond Estate, which occupied a large part of what is now the West Line National Register Historic District. G.M. Brass, who owned the house across the street from this house, purchased this property from the Raymond heirs in 1901 and sold it to A.W. and Ida Brill in 1906. Brill owned the lot to the west as well, and built his house there in 1909, the same year he sold this property to the first owners and occupants of this house, Omer D. and Pearl Bones. Bones executed a contract with the Calcasieu Lumber Company for the construction of this house in July, 1909.

Omer Bones was born in Missouri in 1872 and moved to Austin around 1881. He and his wife Pearl appear in the 1900 U.S. Census in Austin as living at 96 Trinity Street in the home of her mother, Mary Leonard. Bones was listed as working in the grocery business. He and Pearl were living at 401 E. 1st Street when they purchased this property in 1909. The 1910 U.S. Census shows them at this house. He and Pearl had two young boys, Shirley, age 5, and Vinson, age 3. Bones was listed as working for a packing company. City directories show that Bones was the city salesman for Armour and Company, a beef packing house at 4th and Brazos at the time he purchased this property, but had gone to work for Swift and Company, another meat packing plant, by 1912. He and Pearl sold this house in 1913 to Julia Stokes, and moved to 3904 Avenue D. Bones operated a grocery store at 2520-22 Guadalupe Street with Walter H. Morris in the mid-1910s, then became the storekeeper and accountant at the Austin State School, a position he held for 25 years. After Pearl Bones died in 1924, he married his second wife, Louise, who was a seamstress at the Austin State School. In 1930, he and Louise were living on the campus of the school. He died in 1941 at the age of 69. Among his honorary pallbearers were J.R. Reed, proprietor of the music store on Congress Avenue, Theo Davis, the son of Nelson Davis, a large wholesale grocery business, and F.W. Sternenberg, the proprietor of a large lumberyard.

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Omer Bones sold the house in 1913 to Julia Stokes, who moved here with her son Edward and daughter Agnes from a house near Rosewood and Chestnut in East Austin. The family had originally lived in Govalle, where Julia's husband John had been a rubber stamp maker before he passed away in 1908. Edward Stokes was a traveling salesman for a wholesale grocery company, and went to work for Wells Fargo in 1918. He was the cashier for Railway Express until his retirement in the late 1950s. He passed away in 1961. His first wife, Ruby, passed away in June, 1945; his second wife, Jewel, lived here until her death at the age of 101 in 1996.

PARCEL NO.: 01090104110000

LEGAL DESCRIPTION: Lot 8, Block A, Outlot 2, Division Z, Raymond Subdivision.

ESTIMATED ANNUAL TAX ABATEMENT: \$ 8,282 (owner-occupied); city portion: \$2,000 (capped).

APPRAISED VALUE: \$762,592

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNERS:

Albert Percival, III and Kevin Hughes
1107 W. 9th Street
Austin, Texas 78703

DATE BUILT: ca. 1909

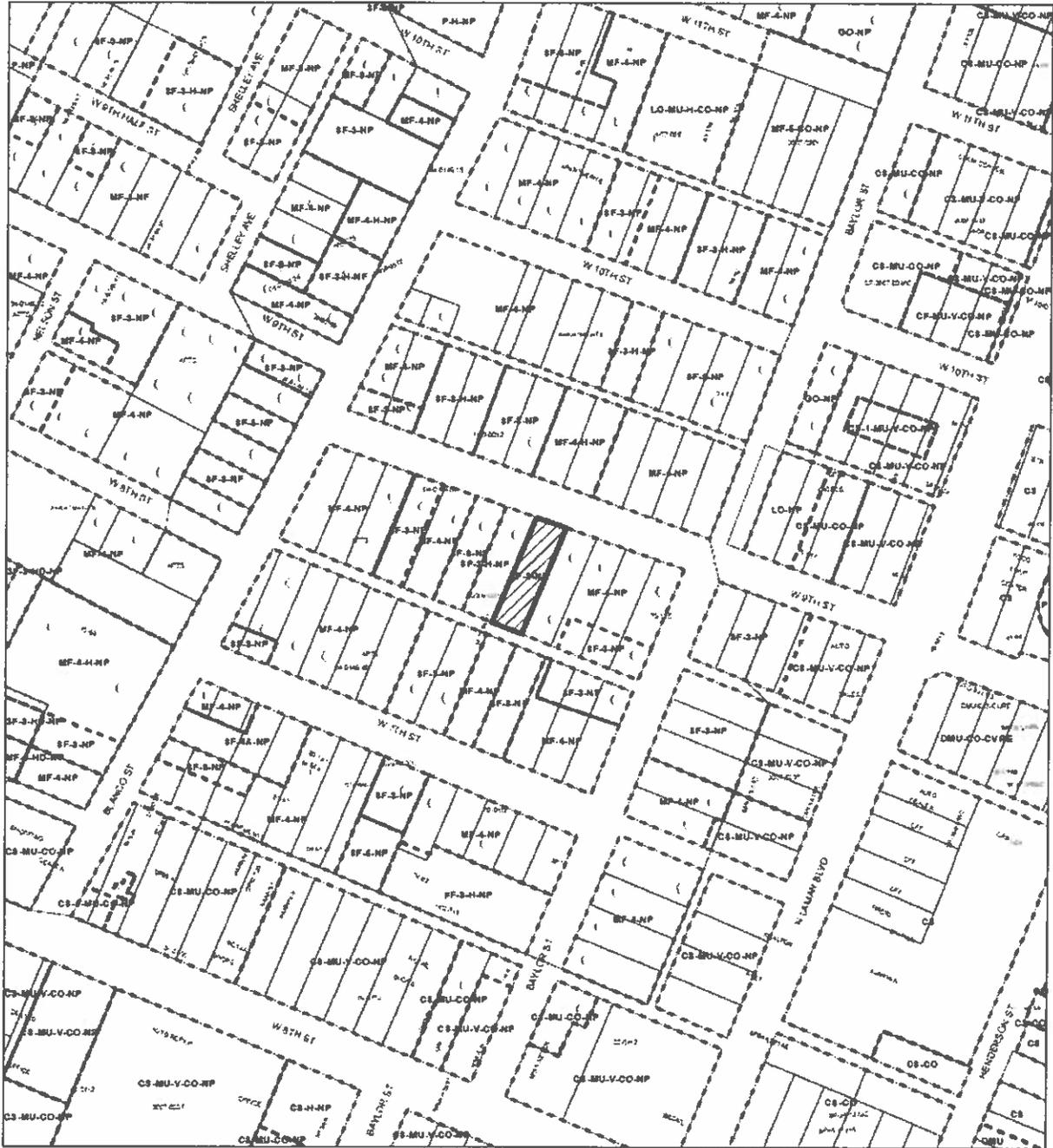
ALTERATIONS/ADDITIONS: The house was enlarged toward the rear and a back porch added between 1922 and 1935; the front canted bay of the house, if not original, was also added during that time. The front canted bay of the house was extended in the same configuration in 1962; that bay was transformed into a rectangular space with a boxed multi-light picture window in 2010. The kitchen has also been enlarged and has new windows on the back of the house.

ORIGINAL OWNER(S): Omer D. and Pearl Bones (1909)

OTHER HISTORICAL DESIGNATIONS: Contributing to the West Line National Register Historic District and located in the potential Castle Hill Local Historic District.

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LOCATION MAP



HISTORIC ZONING

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14H-2010-0022
 LOCATION: 1107 W 9TH ST
 GRID: H23
 MANAGER: S. SADOWSKY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Current view of the Bones-Stokes House



Detail of the new window on the front of the house.

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1107 W. 9th Street
ca. 1909



NOTE: This photograph was taken in 2009.

OCCUPANCY HISTORY 1107 W. 9th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
April, 2009

- | | |
|------|--|
| 1990 | Jewel T. Stokes, owner
Retired |
| 1984 | Jewel T. Stokes, owner
Retired |
| 1978 | Jewel T. Stokes, owner
Widow, Edward W. Stokes
Retired |
| 1972 | Jewel T. Stokes, owner
Widow, Edward W. Stokes
Retired |

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- 1967 Jewel T. Stokes, owner
Widow, Edward W. Stokes
Retired
- 1962 Jewel T. Stokes, owner
Widow, Edward W. Stokes
No occupation listed
- 1957 Jewel T. Stokes, owner
Book-keeper, Woolworth's, 600 Congress Avenue
- 1953 Edward W. and Jewell T. Stokes, owners
Cashier, Railway Express (Rodney C. Hardin, general agent); Depot, 111 E. 9th Street, office, 123 W. 3rd Street.
- 1949 Edward W. Stokes, owner (no wife listed)
Cashier, Railway Express (Ray L. Linihan, general agent); Depot, 111 E. 9th Street, office, 123 W. 3rd Street.
- 1947 Edward W. Stokes, owner (no wife listed)
Cashier, Railway Express (Edgar L. Bodelle, general agent); Depot, 111 E. 9th Street, office, 123 W. 3rd Street.
- 1944-45 Edward W. and Ruby B. Stokes, owners
Cashier, Railway Express (Edgar L. Bodelle, general agent); Depot 111 E. 9th Street, office, 123 W. 3rd Street.
- 1942 Edward W. and Ruby B. Stokes, owners
Cashier, Railway Express (Edgar L. Bodelle, general agent); Depot 111 E. 9th Street, office, 123 W. 3rd Street.
- 1940 Edward W. and Ruby B. Stokes, owners
Cashier, Railway Express (Edgar L. Bodelle, general agent); Depot 111 E. 9th Street, office, 123 W. 3rd Street.
- 1937 Edward W. and Ruby B. Stokes, owners
Cashier, Railway Express (Edgar L. Bodelle, general agent); Depot 111 E. 9th Street, office, 123 W. 3rd Street.
- 1935 Edward W. and Ruby B. Stokes, owners
Cashier, Railway Express (Edgar L. Bodelle, general agent); Depot 300 Colorado Street, office, 123 W. 3rd Street.
- 1932-33 Julia Stokes, owner
Widow, John F. Stokes
No occupation listed
- Edward W. and Ruby B. Stokes
Cashier, Railway Express Agency (Edgar L. Bodelle, general agent), 300 Colorado Street.

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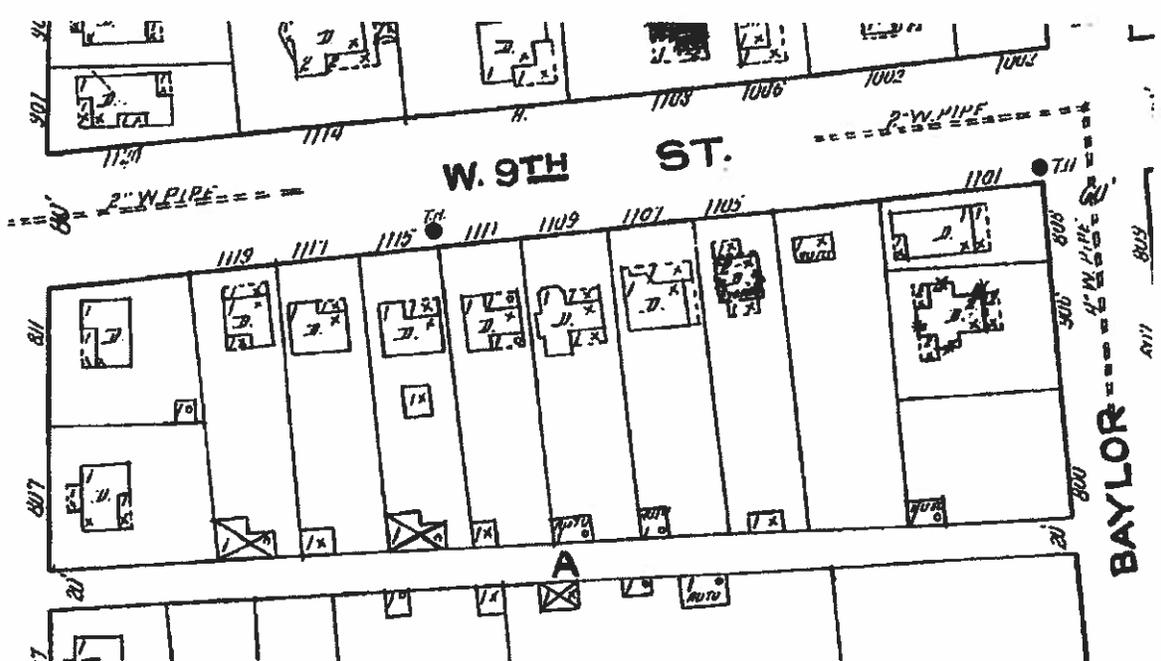
- 1930-31 Julia Stokes, owner
Widow, John F. Stokes
No occupation listed
- Edward W. and Ruby B. Stokes
Cashier, Railway Express Agency (Edgar L. Bodelle, general agent), 300
Colorado Street.
- 1929 Julia Stokes, owner
Widow, John F. Stokes
No occupation listed
- Edward W. and Ruby B. Stokes
Cashier, American Railway Express Company (Edgar L. Bodelle, general
agent), 123 W. 6th Street.
- 1927 Julia Stokes, owner
Widow, John F. Stokes
No occupation listed
- Edward W. and Ruby B. Stokes
Cashier, American Railway Express Company (Edgar L. Bodelle, general
agent), 123 W. 6th Street.
- 1924 Julia Stokes, owner
Widow, John F. Stokes
No occupation listed
- Edward W. and Ruby B. Stokes
Cashier, American Railway Express Company (Edgar L. Bodelle, general
agent), 123 W. 6th Street.
- Also listed is Agnes Stokes, a seamstress at E.M. Scarbrough & Sons.
- 1922 Julia Stokes, owner
Widow, John F. Stokes
No occupation listed
- Edward W. and Ruby B. Stokes
Cashier, American Railway Express Company (Edgar L. Bodelle, general
agent), 123 W. 6th Street.
- Also listed is Agnes Stokes, an alterations assistant at E.M. Scarbrough &
Sons.

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- 1920 Julia Stokes, owner
Widow, John F. Stokes
No occupation listed
- Edward W. and Ruby B. Stokes
Cashier, American Railway Express Agency (Edgar L. Bodelle, general agent), 123 W. 6th Street.
- Also listed is Agnes Stokes, a seamstress at E.M. Scarbrough & Sons.
- 1918 Julia Stokes, owner
Widow, John F. Stokes
No occupation listed
- Edward W. and Ruby B. Stokes
Money clerk, Wells Fargo & Company Express (J.C. Hill, agent), 121 W. 6th Street.
- Also listed is Agnes Stokes, a seamstress at E.M. Scarbrough & Sons.
- 1916 Edward W. Stokes
Salesman
- Julia Stokes
No occupation listed
- Agnes Stokes
Seamstress, E.M. Scarbrough & Sons.
- 1914 Edward W. Stokes
Salesman
- Julia Stokes
No occupation listed
- Agnes Stokes
Seamstress, E.M. Scarbrough & Sons.
- 1912-13 Omer D. Bones
City salesman, Swift & Company, meats, 311 Congress Avenue
- NOTE: In the 1914 city directory, Omer D. Bones is listed as a proprietor (with Walter H. Morris) of Morris Brothers, groceries, 2520-22 Guadalupe Street. Omer Bones had moved to a house at 3904 Avenue D.
- NOTE: The 1912-13 city directory shows Edward W. Stokes as a traveling salesman for W.B. Walker & Sons, a wholesale grocery and coffee roasting business located at 301-11 W. 4th Street. He, Agnes, and Julia are listed as living 2 blocks south of Rosewood Avenue and 3 blocks east of Chestnut Avenue in East Austin.

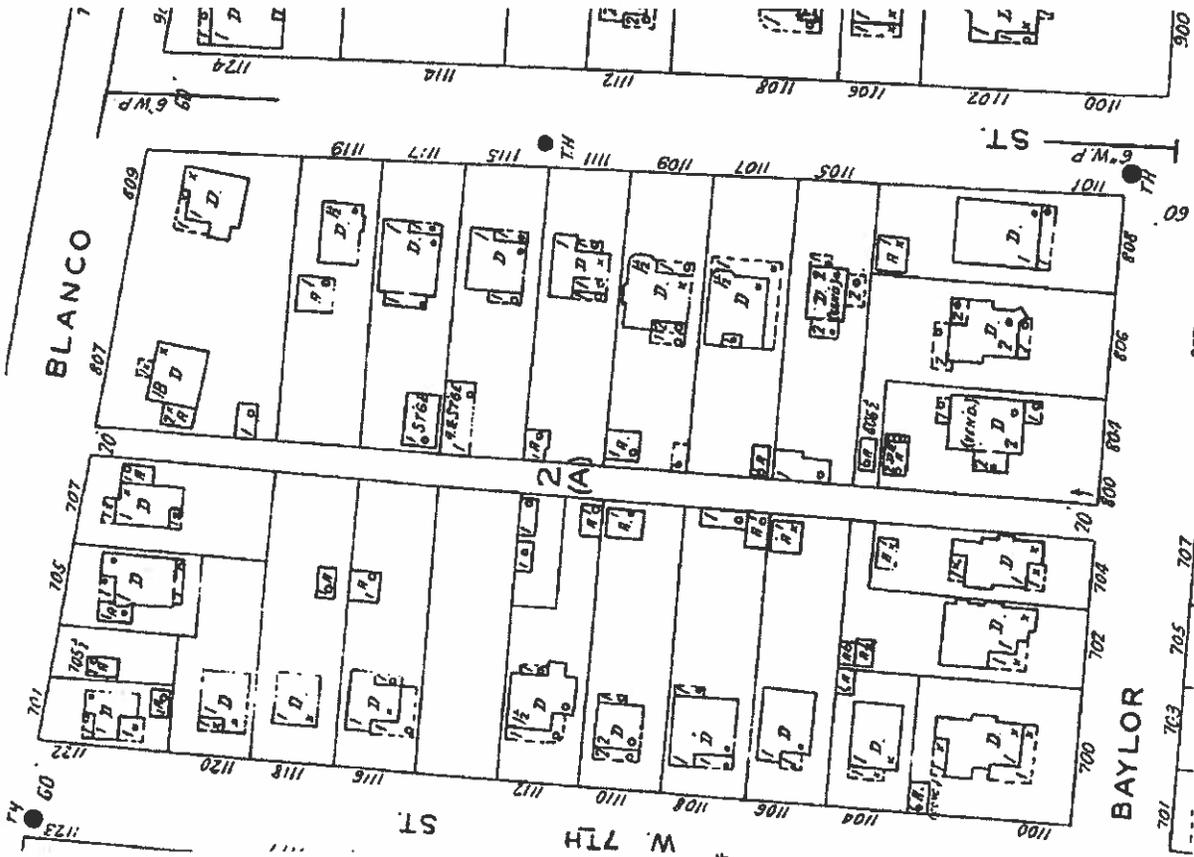
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- 1910-11 Omer D. Bones
City Salesman, Armour & Company, beef and provision packers,
northwest corner of 4th and Brazos Streets.
- 1909-10 The address is not listed in the directory.
NOTE: Omer D. Bones is listed as the city salesman for Armour &
Company, and resided at 401 E. 1st Street.



The 1922 Sanborn map shows the house at 1107 W. 9th Street (third lot from the right). The map shows the wraparound porches across the front of the house and the east side facing Baylor Street, but no porch around the back of the house. The configuration of the bay window at the front is different from that shown on the 1935 map (below) and what appears today.

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The 1935 Sanborn map shows the house at 1107 W. 9th Street with a wraparound porch around the front and east sides of the house and a small inset porch on the back of the house. The map also shows the current configuration of the bay window on the top left corner of the house footprint shown here.

BIOGRAPHICAL NOTES

Omer D. Bones (first owner) (1872 - 1941)

Omer D. Bones appears in the 1900 U.S. Census with his wife Pearl. They lived at the home of her mother, Mary Leonard, at 96 Trinity Street. Omer Bones worked in the grocery business.

The 1910 U.S. Census shows Omer D. Bones and his family living at 1107 W. 9th Street. Omer Bones was married to Pearl; they had 2 sons, Shirley and Vinson. Omer Bones was then 37 years old and had been born in Missouri. Pearl Bones was 34, and had been born in Texas to Virginia-born parents. Shirley was 5; Vinson was 3. Both boys had been born in Texas. Omer D. Bones was listed as working for a packing company.

Bones does not appear in the 1920 U.S. Census for Travis County. By 1930, he was married to a woman named Louise, who had been born in Oregon. They were living on the grounds of the Austin State School, where they rented a house for \$25 a month.

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Omer Bones was an accountant at the State School; Louise was a seamstress for the school.

Omer Bones died in November, 1941 at the age of 69. His obituary in the Austin American stated that he had been the storekeeper for the Austin State School for 25 years and had been a resident of Austin for 60 years. He had been a deacon of the Central Christian Church. He had three sons, Miles Cary Bones of Austin, E.S. (probably Shirley) Bones of Houston, and F.V. (probably Vinson) Bones, of Dallas. Among his honorary pallbearers were J.R Reed, of the music store on Congress, Judge J.D. Moore, Theo Davis, the son of wholesale grocer Nelson Davis, whose business was in the current Spaghetti Warehouse, Adolph Goldmann, the manager of Nelson Davis, and F.W. Sternenberg, the president of a large lumber company here in Austin.

Mortuary
O. D. BONES
 O. D. Bones, 69, for 25 years storekeeper for the Austin state school, died at a local hospital Thursday. Mr. Bones had been an Austin resident for 60 years. He was a member of the Central Christian church and served as deacon in the church. Survivors are his widow, three sons, Miles Gary Bones of Austin, E. S. Bones of Houston and F. V. Bones of Dallas; a sister, Mrs. H. F. Harvey of San Antonio; two brothers, George Bones of Arlington and Earl Bones of San Antonio. Funeral services will be conducted at the Thurston Weed Funeral home at 3 p. m. Friday with burial in Oakwood cemetery. Honorary pallbearers will be Dr. M. I. Moore, J. R. Reed, Judge Roy Archer, Judge J. D. Moore, Theo Davis, John Caldwell, Dave Wells, A. Goldman and F. W. Sternenberg.

Obituary of O.D. Bones
Austin American, November 28, 1941

O. D. BONES
 Funeral services for O. D. Bones, Austin resident for the past 60 years, were conducted Friday at the Thurston Weed Funeral home with the Rev. John Barclay officiating. Burial was in Oakwood cemetery. Honorary pallbearers were Dr. M. I. Moore, J. R. Reed, Judge Roy Archer, Judge J. D. Moore, Theo Davis, John Caldwell, Dave Wells, A. Goldman and F. W. Sternenberg.

Obituary of O.D. Bones
Austin American, November 29, 1941

- The Stokes Family**
 John F. Stokes (1844 - 1908)
 Julia (Mrs. John F.) Stokes (1849 - 1934)
 Edward W. Stokes (1908 - 1961)
 Ruby Brewer Stokes (1886 - 1945)
 Jewel Thomason Stokes (1895 - 1996)

The 1900 U.S. Census shows the Stokes family living in rural eastern Travis County. John F. Stokes was a 55-year old English-born rubber stamp maker; he and his wife Julia had 6 children, the youngest son being Edward, who was then 16.

The 1910 U.S. Census shows Julia Stokes still residing in eastern Travis County with daughters Agnes, Annie, and Julia. Julia Stokes was working as a seamstress at home. Agnes Stokes worked as a saleslady at a dry goods store; Annie Stokes worked as a

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tailor at a department store. Young Julia Stokes had no occupation listed. E. W. Stokes does not appear in the 1910 Census report.

The 1920 U.S. Census shows Edward and Ruby Stokes at 1107 W. 9th Street. With them lived Edward's mother Julia, and Edward's sister Agnes, who worked as an alterations clerk at a department store. The city directories confirm that Agnes Stokes worked at Scarbrough's as a seamstress. Edward Stokes is listed as a cashier for an express company. The city directories list him as the cashier for American Railway Express Company.

The 1930 U.S. Census shows the Stokes family at 1107 W. 9th Street, a house which they owned, and which was worth \$4,500. Edward Stokes had been born in Texas; his wife Ruby had been born in Arkansas; his mother Julia had been born in Texas to German-born parents; his sister Agnes had been born in Texas. Edward Stokes was then 45 and working as a cashier at an express company; Ruby was 41; Julia was 81, and Agnes was 52, and working as a seamstress at a department store (Scarbrough's).

Edward's father, John F. Stokes (who never lived in this house), died in June, 1908. He had lived in Austin for 40 years and passed away at his home near Govalle. He had been born in the Shetland Islands in 1844, where his father was stationed as the Wesleyan Methodist minister that year. He came to Austin in 1867, married Julia Wilhelm in 1871, and had six children. Edward's mother Julia died in December, 1934. Her obituary stated that she was the mother of Ed W. Stokes, "for many years cashier of the express company here. Julia died at the house. She was one of Austin's oldest natives, having been born in Austin in 1849, and had lived in Austin her entire life. She had been a member of the First Presbyterian Church. Ruby Stokes died at the house in 1945. Her obituary in the Austin Statesman related that she was then 59, and had lived in Austin since 1909. She was a member of the First Methodist Church. Edward remarried, to Jewel Thomason, who survived him when he passed away in 1961. His obituary in the Austin American stated that he was a lifetime resident of Austin, a member of the First Methodist Church, a member of the Austin Lodge No. 12, A.F. & A.M., and had worked for many years as a cashier for the Railway Express Company. Jewel Stokes lived to be 101; she died in 1996, and had worked in the office of Woolworth's for 45 years.

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JOHN F. STOKES.

Citizen of Austin for Past Forty Years
is Dead.

John F. Stokes, a citizen of Austin for the last forty years, passed away at his home near Ovale yesterday morning. He is survived by his widow and six children. Funeral services will be from his late residence east of the city, conducted by Rev. Dr. A. F. Bishop, pastor of the First Presbyterian church, at 10 o'clock this morning, June 22.

Mr. Stokes was born in the Shetland Islands in 1844, where his father was stationed as the Wesleyan Methodist minister in that year. Mr. Stokes settled in Austin in 1867 and was married to Miss Julia Wilhelm in 1871, she being the surviving widow. The surviving children are two sons, Charles and Edward, and four daughters, Ellen, Agnes, Annie and Julia. Of his father's family there survive him five brothers and two sisters, all of them residing in England with the exception of his brother Henry, who is a citizen of Austin.

Obituary of John F. Stokes
Austin Statesman, June 23, 1908

STOKES—Mrs. Julia W. Stokes, mother of Ed W. Stokes, for many years cashier of the express company here, died at the family home, 1107 West Ninth, Sunday. Beside her son, she is survived by two daughters, Mrs. U. S. Oglesby, and Miss Agnes Stokes; four grandsons, two granddaughters and one great-granddaughter, all of Austin.

Mrs. Stokes was one of Austin's oldest natives, having been born here May 1, 1848, and had lived here all her life. For many years she was a member of the First Presbyterian church.

Funeral services were held at the Overlow Wood funeral home at 10 a. m. Monday. The Rev. Daniel E. Greider officiated and was assisted by the Rev. Virgil H. Fisher. Burial was in Oakwood cemetery.

Obituary of Mrs. Julia Stokes
Austin Statesman, December 24, 1934

20 years or so.

MRS. RUBY BREWER STOKES

Mrs. Ruby Brewer Stokes, 59, resident of Austin since 1908, died at her home at 1107 West Ninth, Friday night.

She is survived by her husband, E. W. Stokes; three sisters, Mrs. R. B. Board, Weiser, Idaho, Mrs. W. W. Tillman, Springfield, Mo., and Mrs. Maggie Spear, Poteau, Okla.

The body is at the Weed-Corley funeral home pending funeral arrangements.

Obituary of Ruby Stokes
Austin American, June 2, 1945

STOKES: Mrs. Ruby Brewer Stokes, 59, resident of Austin since 1908, died at her home at 1107 West Ninth, Friday night.

She is survived by her husband, E. W. Stokes; three sisters, Mrs. R. B. Board, Weiser, Idaho, Mrs. W. W. Tillman, Springfield, Mo., and Mrs. Maggie Spear, Poteau, Okla.

For 20 years Mrs. Stokes was a member of the Austin chapter No. 204 O.E.S. and a member of the First Methodist church.

The body is at the Weed-Corley funeral home where funeral services will probably be held Monday. Burial will be in Oakwood.

Obituary of Ruby Stokes
Austin Statesman, June 2, 1945

E. W. STOKES

E. W. Stokes, 1107 West 9th, died at his home Tuesday. He was a lifetime resident of Austin, a member of the First Methodist Church, a member of Austin Lodge No. 12 A.F.&A.M., and for many years was cashier for the Railway Express company before his retirement.

Survivors are his widow of Austin, two nieces and three nephews.

Funeral services will be held at Weed-Corley Funeral Home Thursday at 2 p.m. Dr. Marvin Vance will officiate and burial will be in Memorial Park under auspices of Austin Lodge No. 12 A.F.&A.M.

Obituary of Edward W. Stokes
Austin American, March 1, 1961

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Jewell Thomason Stokes

Jewell Thomason Stokes, age 101, of Austin died at her home on Thursday, January 11, 1996.

She was an office manager at Woolworth's for 45 years.

She was preceded in death by her husband, Edward Stokes; two sisters; and three brothers.

Survivors include her sisters, Violet Manos and Juanita Fleming and several nieces and nephews.

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Mrs. Stokes will lie in state at her home. Funeral services will be held at 10:00 a.m. Monday, at 1107 West 9th St., Austin. Graveside services will be held at 11:00 a.m. Monday, in Austin Memorial Park.

Her great-nephews will serve as pallbearers.

Arrangements by Weed-Corley-Fish Funeral Home, 3125 N. Lamar, 452-8811.

Obituary of Jewell Stokes
Austin American-Statesman
January 13, 1996

CITY OF AUSTIN PLANNING DEVELOPMENT AND REVIEW DEPARTMENT

A. APPLICATION FOR HISTORIC ZONING

OK to go
5/20/12
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PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>05/27/10</u>	FILE NUMBER(S) <u>C144-2010-0022</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER: <u>Steve Sadowsky</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: <u>Shen Patel</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Albert E Percival and Kevin C. Hughes</u>
2. PROJECT NAME: <u>Bowes - Stokes House</u>
3. PROJECT STREET ADDRESS (or Range): <u>1107 West 9th</u>
ZIP <u>78703</u> COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY _____ DISTANCE FROM ITS INTERSECTION WITH _____ CROSS STREET.

NP 018 West 11th St
Guid H23
Town Lake
Class Urban

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ.FT. <u>8816.07</u>												
5. ZONING AND LAND USE INFORMATION:												
<table border="1"> <thead> <tr> <th>EXISTING ZONING</th> <th>EXISTING USE</th> <th>TRACT# (IF MORE THAN 1)</th> <th>ACRES / SQ. FT.</th> <th>PROPOSED USE</th> <th>PROPOSED ZONING</th> </tr> </thead> <tbody> <tr> <td><u>SF-3NP</u></td> <td><u>Residence</u></td> <td><u>N/A</u></td> <td><u>8816.07</u></td> <td><u>Residence</u></td> <td><u>SF-3H</u></td> </tr> </tbody> </table>	EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING	<u>SF-3NP</u>	<u>Residence</u>	<u>N/A</u>	<u>8816.07</u>	<u>Residence</u>	<u>SF-3H</u>
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING							
<u>SF-3NP</u>	<u>Residence</u>	<u>N/A</u>	<u>8816.07</u>	<u>Residence</u>	<u>SF-3H</u>							

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
9. SITE PLAN? (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____

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CITY OF AUSTIN PLANNING DEVELOPMENT AND REVIEW DEPARTMENT
PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Raymond Subdivision
 Block(s) A Lot(s) 8 Outlot(s) 2 Division 2
 Plat Book: 2 Page _____
 Number: 129 of the Plat Records of Travis County, Texas
 10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 13381 PAGE 549 Property I.D. 106929 and
 TAX PARCEL I.D. NO. 0109010411000
Doc # 2005216482
 and

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES NO
 TYPE OF COMBINING DISTRICT/OVERLAY ZONE (NCCD, NP, etc) _____
 13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES NO Westline NRHD
 14. IS A TIA REQUIRED? YES NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
 TRIPS PER DAY: _____
 TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST
 If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.
Albert E. Percival and Kevin C. Hughes

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
 SIGNATURE: [Signature] NAME: Kevin C. Hughes
 FIRM NAME: N/A TELEPHONE NUMBER: 512-689-5949
 STREET ADDRESS: 1107 W. 9th
 CITY: Austin STATE: Tx ZIP CODE: 78703
 EMAIL ADDRESS: chuckhughes@me.com

Additional owner information:

~~OWNER~~ CONTACT INFORMATION
 SIGNATURE: [Signature] NAME: Albert E. Percival
 FIRM NAME: N/A TELEPHONE NUMBER: 512-297-5855
 STREET ADDRESS: 1107 W. 9th
 CITY: Austin STATE: Tx ZIP CODE: 78703
 CONTACT PERSON: _____ TELEPHONE NUMBER: _____
 EMAIL ADDRESS: albert.percival@wholefoods.com

DEPARTMENTAL USE ONLY: _____

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D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Handwritten signature of Albert E. Percival, date 5/16/2010, and handwritten signature of Kevin C. Hughes, date 5/16/2010.

Albert E. Percival
Name

Kevin C. Hughes
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Handwritten signature of Albert E. Percival, date 5/16/2010, and handwritten signature of Kevin C. Hughes, date 5/16/2010.

Albert E. Percival
Name

Kevin C. Hughes
Name (Typed or Printed)

Firm (If applicable)

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E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Albert E. Percival And Kevin C. Hughes have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1107 W. 9th Austin, TX 78703
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Albert E. Percival
(Applicant's signature) Albert E. Percival

5/16/2010
(Date)

Kevin C. Hughes
Kevin C. Hughes

5/16/2010

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TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1055503

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ACCOUNT NUMBER: 01-0901-0411-0000

PROPERTY OWNER:

PERCIVAL ALBERT E III &
KEVIN CHUCK HUGHES
1107 W 9TH ST
AUSTIN, TX 78703-4925

PROPERTY DESCRIPTION:

LOT 8 BLK A OLT 2 DIV 2 RAYMOND SU
BD

ACRES .0000 MIN* .000000000000 TYPE

SITUS INFORMATION: 1107 W 9 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2009	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*

TOTAL SEQUENCE 0

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2009 \$9,350.74

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2009 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 05/18/2010

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Annette Arroyo

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The Bones-Stokes House
1107 W• 9th Street
Built: 1909

ARCHITECTURE OF THE HOUSE

The building of this house was completed around September 1909 by Calcasieu Lumber Company, and is an excellent example of the transition in residential architecture from Victorian houses of the late 19th century to the bungalows of the 1920s. The house is one-and-a-half stories with a hipped roof, hipped dormers, and a wraparound porch. Porches were a very important feature of houses built in the days before every house had electricity. In the summer, people would spend a lot of time on the porch because it was too hot in the house, so the porch was not only functional, but a social area as well. This house faces north, which made the porch a comfortable social area away from the heat of the sun. Above the front door there is a transom, and this was an integral part of architecture of the period as well — these transoms could be opened to provide air circulation within the house without having to have the front door open. The house still has 7 working transoms throughout the inside, which helped to circulate the air between rooms, even with the doors closed.

Transitional houses such as this one represent the beginning of the change from Victorians with ornate decoration to simple bungalows. At the turn of the 20th century, the big Victorian houses were falling out of popular taste because of their over-indulgence in architectural ornamentation. When you think of big Victorian houses, you think of turrets, leaded glass, fish-scale shingles, and other ways of ornamenting the house. Transitional houses marked a change — they backed away from such a high degree of ornamentation, and also presented a simpler, more functional floorplan.

This was the fourth house built on this side of 9th street between Baylor and Blanco. The first house was 1111 W. 9th, which still stands. It was owned by James H. Hubbard, who was the secretary and treasurer of the Austin Transfer Company, a railroad warehousing firm. By 1909, the house next door (to the west - 1109) had been built by August Brill, who was a saddle and buggy manufacturer. Where the apartment complex is now (1115) was another pre-1910 house, this one owned by James McNamara, who with his brother, had a candy factory here in Austin. That house was torn down in 1966 and the apartment complex was built in 1977.

This area was developed quickly and attracted the upper middle class to its hilltop location on the western edge of the city. The families who bought houses in this block included the proprietor of a dry goods store on 6 Street (Shelby House at 1114 W. 9th), the city salesman for a wholesale grocery company, and a wholesale produce merchant, all men who had either established their own businesses or had risen to the top of their line of work.

The house at 1107 West 9th Street has had a number of changes over the years. The house first appears on the 1922 Sanborn Fire Insurance Company map, and shows a smaller footprint than exists today. The original house had a porch stretching all the way across the front of the house and another one along the east side. There was no back porch. Between 1922 and 1935, the design of the house was modified to include a bay window, extend the sides of the house

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back and include a small porch in the middle of the back of the house. In 1962, the house was modified again — the bay window was brought forward a few feet onto the porch to create a larger living room inside — which eliminated the front porch in front of this window, and the back part of the side porch was enclosed to enlarge the bedroom. In 2008, the kitchen at the back of the house was extended slightly to the rear (Tim Cuppett was the architect for this project). In 2010 the front porch was restored to again extend all the way across the front of the house (and free one of the original porch pillars from the wall built in 1962) by moving a modified version of the bay window back (Tim Cuppett was also the architect for this project).

All of the finishes and details on the outside of the house are original, with the exception of the new bay window.

HISTORY OF THE HOUSE

The first owner of this house was Omer D. Bones and his family. Mr. Bones was the city salesman for Armour and Company, which was a beef packing house at 4th and Brazos Street. By 1912, he was working for Swift and Company at 311 Congress Avenue (where the Elephant Room is now). Interestingly, in 1910, Bones' boss, Thomas Jervis, the manager of Armour & Company, lived at 1115 W. 9th Street, where the apartment complex is now. Bones and his wife Pearl lived here until around 1914, when they moved to 3904 Avenue D, and he went into the grocery business with Walter H. Morris at 2520-22 Guadalupe Street. Eventually, Omer Bones became the storekeeper for the Austin State School, a position he held for 25 years. His second wife, Louise, was a seamstress at the state school.

Omer Bones sold the house to Edward W. Stokes, who had been a traveling salesman for a wholesale grocery company called W.B. Walker and Sons. Edward Stokes had lived with his family in the Govalle area of East Austin before moving into this house. His father, John Stokes, was an English-born rubber stamp manufacturer, and had died the same year Edward was born. Edward, his mother Julia, and his sister Agnes moved into this house from their house in Govalle. He was a traveling salesman for a wholesale grocery company, and in 1918, he went to work for Wells Fargo. He was a cashier for several railway express companies until his retirement. His mother, the former Julia Wilhelm, had been born in Austin in 1849 and lived here her entire life. She passed away in 1934. His sister Agnes was a seamstress for Scarbrough's Department Store downtown for many years. Edward Stokes must have had an attraction to gemstones — his first wife was named Ruby, and his second wife was named Jewel. After Ed Stokes died in 1961, Jewel continued to live here and was 101 when she passed away in 1996.

The current owners of the house are Albert E. Percival and Kevin Chuck Hughes.

HISTORIC CHARACTERISTICS OF THE HOUSE

As described above, (1) the house is 100 plus years old; (2) the front exterior of the house retains sufficient integrity of materials and design to convey its historic appearance; (3) the house is within the Westline NRHD; (4) the house has distinguishing characteristics of a recognized architectural style (transition in residential architecture from Victorian houses of the 19th

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century to the bungalows of the 1920s), the property has unique physical characteristics that represent an established and familiar visual feature of the Old West Austin neighborhood, which contributes to the character and image of the City of Austin.

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1848 - 1849	Grantor: State of Texas Grantee: James H. Raymond Instrument: Patent No. 140 Volume 2 General Land Office, Book D, Page 29-30 Travis County Date of Instrument: October 16, 1848 File Date: March 6, 1849
1849	Grantor: James H. Raymond and wife Margaret I. Grantee: Thomas T. Fauntleroy Instrument: Quit Claim Deed, Book B, Page 489-490 Travis County Date of Instrument: January 11, 1849 File Date: January 15, 1849
1849-1897	Grantor: Thomas T. Fauntleroy, of the United States Army Grantee: James H. Raymond and wife Margaret I. Instrument: Quit Claim Deed, Book D, Page 30-31 Travis County Date of Instrument: February 23, 1849 File Date: March 6, 1849
1897-1901	Grantor: Estate of James H. Raymond, Deceased Grantee: numerous heirs as part of an estate valued at approximately \$158,000 Instrument: Probated Will, Recorded Minutes, Book 10, Page 228, Travis County Date of Instrument: June 20, 1891 (date of Will) Date of Death: October 30, 1897 Probate Date: December 20, 1897
1901-1906	Grantor: James H. Raymond, Jr. et al Grantee: G.M. Brass Instrument: Special Warranty Deed, Book 171, Page 212-214, Travis County Date of Instrument: January 26, 1901 File Date: March 21, 1901
1906-1909	Grantor: G.M. Brass and wife Grantee: A.W. Brill Instrument: Warranty Deed, Book 207, Page 300, Travis County Date of Instrument: February 21, 1906 File Date: February 24, 1906
1909-1913	Grantor: A.W. Brill and Wife Ida Brill Grantee: O.D. Bones and Pearle Bones Instrument: Warranty Deed, Book 234, Page 53-54, Travis County Date of Instrument: June 1, 1909 File Date: June 1, 1909 Building Contract: The original house was built pursuant to a contract dated July 16, 1909 between Calcasieu Lumber Company and O.D. Bones and Wife. This contract required delivery of the house by September 13, 1909. Calcasieu Lumber Company sold the related note to W.S. Drake,

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	who filed a related lien on December 19, 1910, Book 244, Page 10-13, Travis County
1913-1935	Grantor: O.D. Bones and Pearle Bones Grantee: Julia Stokes Instrument: Warranty Deed, Book 257, Page 58, Travis County Date of Instrument: May 12, 1913 File Date: May 12, 1913
1935-1961	Grantor: Julia Stokes Grantee: Edward W. Stokes Instrument: Probated Will, Recorded Minutes, Book 78, Page 381-383, Travis County Date of Instrument: Unknown (date of Will) Date of Death: February 13, 1935 Probate Date: February 18, 1935
1961-1996	Grantor: Edward W. Stokes Grantee: Bessie Jewell Thomason Stokes, widow of Edward W. Stokes Instrument: Texas laws of Intestate, no will found Date of Death: February 28, 1961 Date of Transfer: February 28, 1961
1996	Grantor: Bessie Jewell Thomason Stokes, Deceased and Juanita Thomason Fleming Grantee: Dale M. Sengelmann, Milton and Joan T. Sengelmann Instrument: General Warranty Deed, Book 12686, Page 1521 Date of Instrument: May 14, 1996 File Date: May 14, 1996
1996-1999	Grantor: Milton and Joan T. Sengelmann Grantee: Dale M. Sengelmann Instrument: Quit Claim Deed, Book 12834, Page 559 Date of Instrument: December 13, 1996 File Date: December 13, 1996
1999-2005	Grantor: Dales Sengelmann Grantee: Dale Sengelmann and Albert Percival Instrument: Warranty Deed, Book 13381, Page 549 Date of Instrument: March 3, 1999 File Date: March 3, 1999
2005-Present	Grantor: Dale Sengelmann and Albert Percival Grantee: Albert Percival and Kevin Chuck Hughes Instrument: Warranty Deed, Document Number: 2005216482 Date of Instrument: November 2, 2005 File Date: November 2, 2005

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X *Robert Comp* X

Calcasieu Lumber Company

with

O. D. Bones and Wife

CONTRACT

FILED FOR RECORD

At 9 o'clock AM

16 Day of July 1909

PAUL M. DEATS

Clerk County Court, Travis Co., Texas.

by J. C. Malone Deputy.

D. W. DOOM
ATTORNEY AT LAW

Rooms 8 and 9 Masonic Temple
Austin, Texas

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The ca. 1909 A.W. and Ida Brill house located next door to the west at 1109 W. 9th Street. The Brills sold the property at 1107 W. 9th Street to Omer and Pearl Bones in 1909. Both houses were built that same year.